

March 29, 2006

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: **Hadley Moors Subdivision, Part 7**
CBBEL Project No. 02-038 (EU)

DEVELOPER/OWNER: **F. David Lux**

LOCATION: **40° 28' 57" Latitude**
-86° 56' 12" Longitude

RECOMMENDATION: **Final Approval with Conditions**

The existing Outlot 319, within Part 2 of Hadley Moors Subdivision, and the existing Outlot 318 within Part 5, Phase 2 of Hadley Moors Subdivision will be re-platted and combined with a 50' strip along the north side of the outlots and subdivided into twenty-two (22) single-family residential lots on 4.52 acres. The project site is located on the north side of West Candlewick Lane within the Hadley Moors Subdivision west of County Road 140 West in Wabash Township. The developed lots will drain to existing storm structures along West Candlewick Lane.

This project has a direct outlet to the Hadley Lake Outlet Regulated Drain. There are no regulated drain encroachments or crossings proposed with this development.

This project was previously reviewed in a memorandum dated March 14, 2006. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

Variances

There are no variance requests proposed for this project.

Stormwater Quantity

1. The applicant should provide a completed Application for Stormwater Permit.
2. The applicant should provide a certified copy of the final drainage report that contains all revisions.

Stormwater Quality

The proposed project appears to be in substantial compliance with the Ordinance and Technical Standards

General Conditions

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
3. The applicant must pay the Phase II stormwater program fees.
4. The applicant must provide recorded copies of restrictive covenants satisfactory to the Tippecanoe County Drainage Board and the Tippecanoe County Surveyor's Office.
5. The applicant must provide proof to the Tippecanoe County Surveyor's Office (TCSO), of the formation of a Homeowners Association (HOA), which will assess sufficient funds for the inspection and maintenance of all drainage facilities. An estimate of the needed annual assessment for maintenance and inspection of the drainage facilities must also be provided to the TCSO. In addition, a yearly report must be submitted to the TCSO to show that the HOA is still active and to report the amount of assessments collected.
6. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: John E. Fisher & Associates

DWE/sb

M02-038EU2.DOC